

Prepared by and Return to:
Cyndi Giorlando
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-484-CXG
Sales Price: Price: \$775,000.00

6/19/2026 1:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509905

Doc Stamp-Deed: \$5,425.00

General Warranty Deed

Made this 17th day of June, 2026 By **Christopher Claud Williams, a single man**, whose address is: 1924 Grove Street, Sarasota, FL 34239, hereinafter called the grantor, to **AJB SK LLC, an Ohio Limited Liability Company**, whose post office address is: 25832 Fairmount Boulevard, Beachwood, OH 44122, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 234, Building D, Peppertree Bay Unit I, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 963, Page 1159, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0106-03-5056**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Camille Buck
Witness Signature above:

Christopher Claud Williams
Christopher Claud Williams
1924 Grove Street, Sarasota, FL 34239

Witness print name below:

Camille Buck

Witness Address:

7125 Blvd of Presidents
Sarasota, FL 34237

Cyndi L Giorlando

Witness Signature above:

Witness print name below:

Cyndi L Giorlando

Witness Address:

1605 Main St. #11
Sarasota, FL 34230

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (xx) physical presence or () online notarization, this 12 day of June, 2026, by Christopher Claud Williams, () who is/are personally known to me or () who has/have produced Id D.L as identification.

Cyndi L Giorlando
Signature of Notary Public

Print, Type/Stamp Name of Notary

